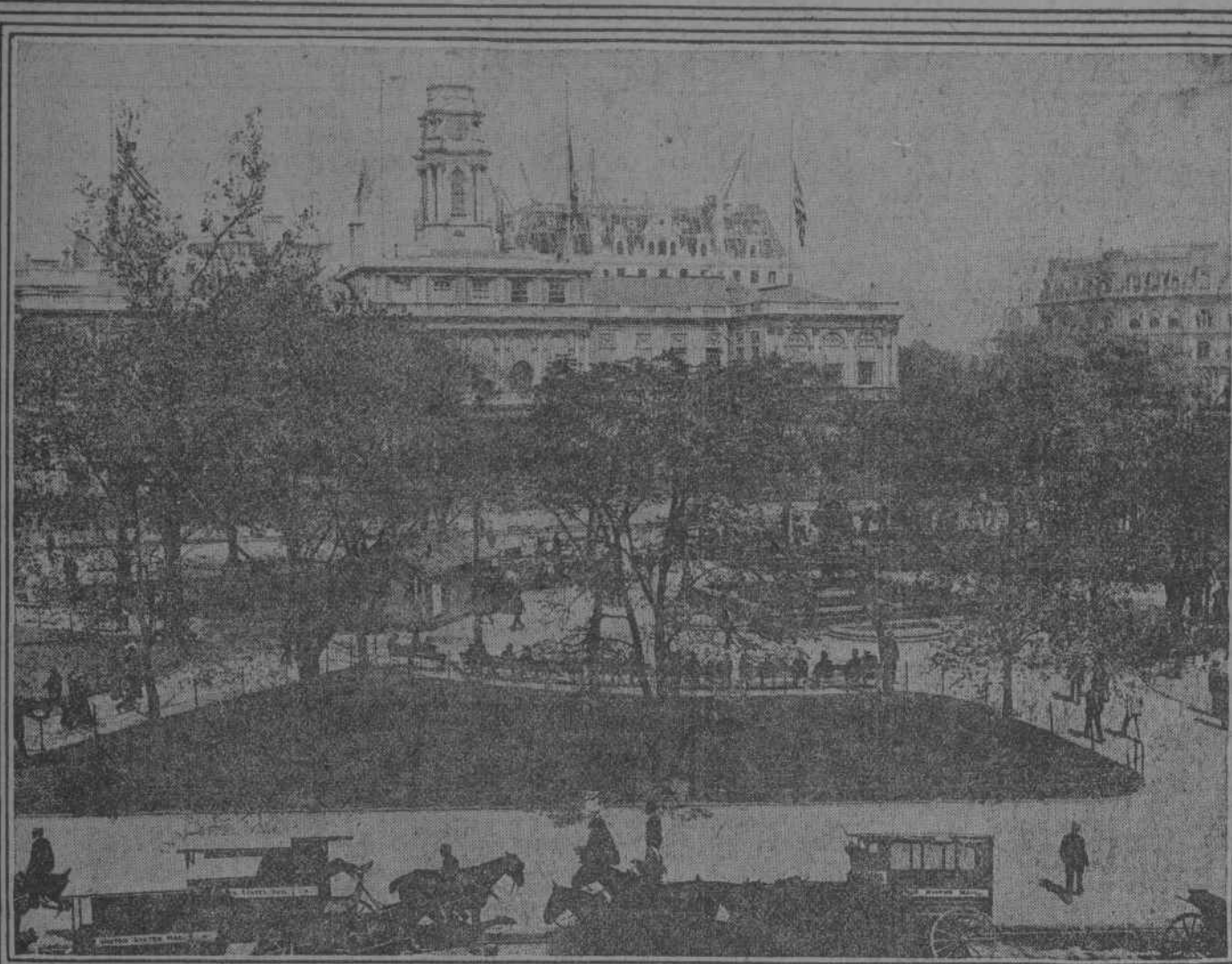
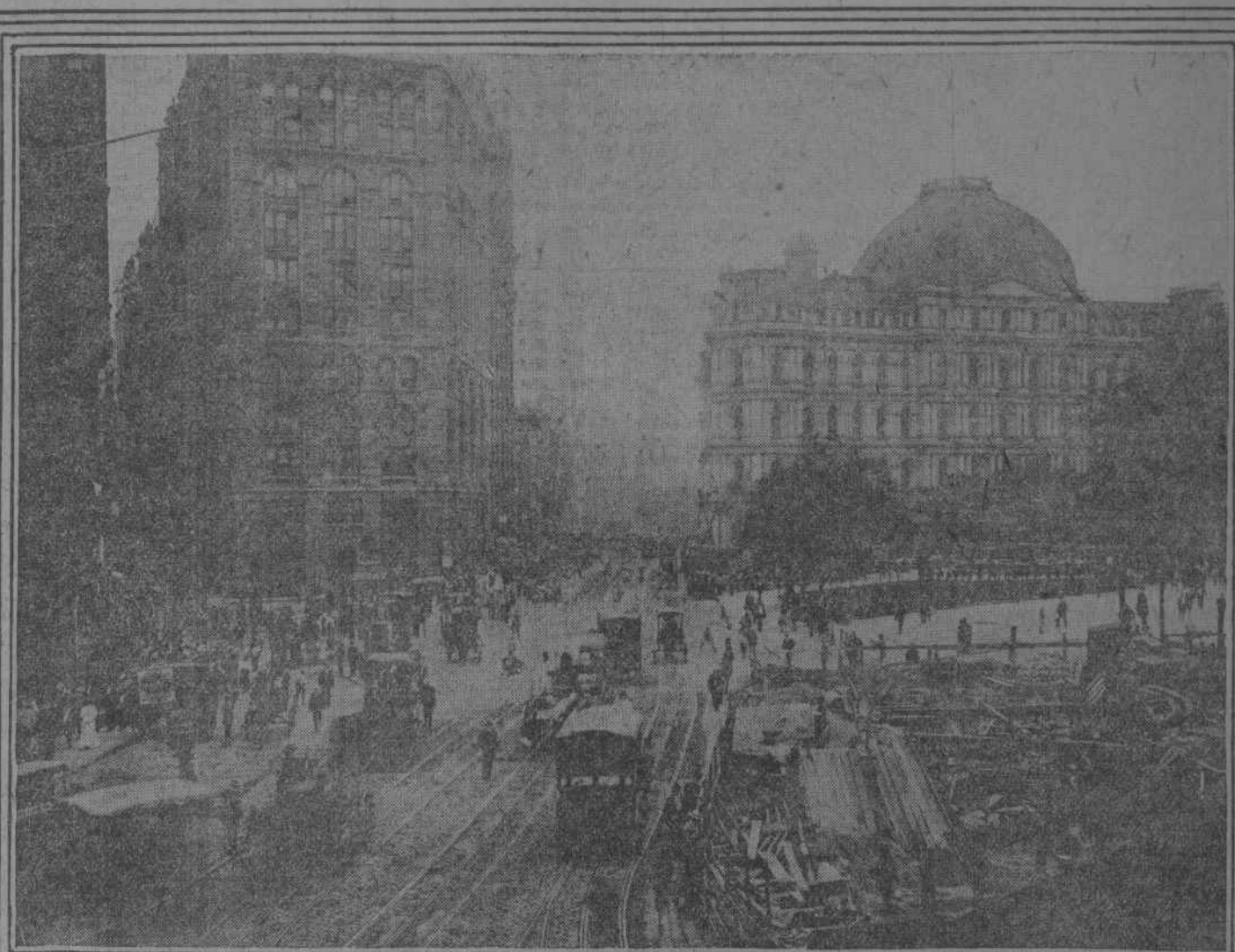


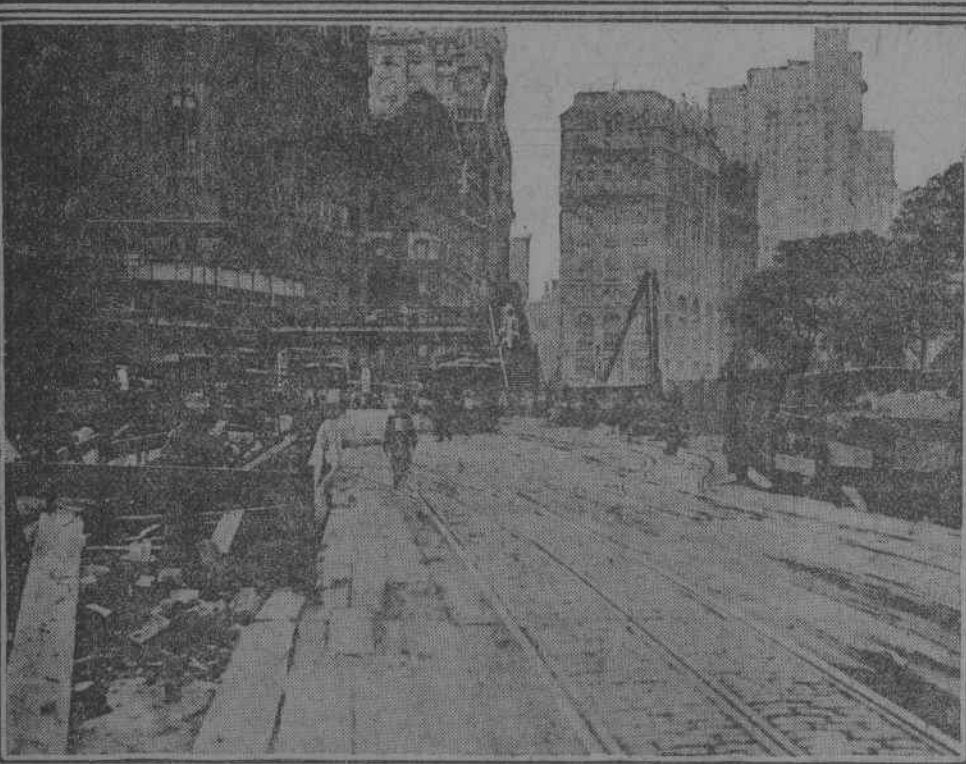
GLIMPSES OF THE DISTRICT DESTINED TO BE AFFECTED BY THE CONSTRUCTION IMPROVEMENTS PLANNED BY THE CITY



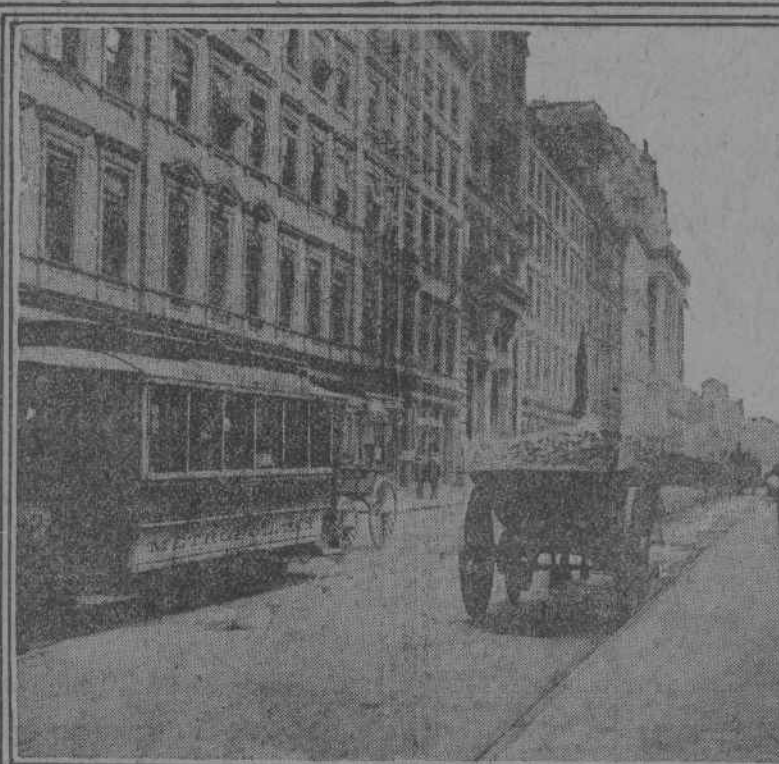
CITY HALL PARK FROM POST OFFICE.



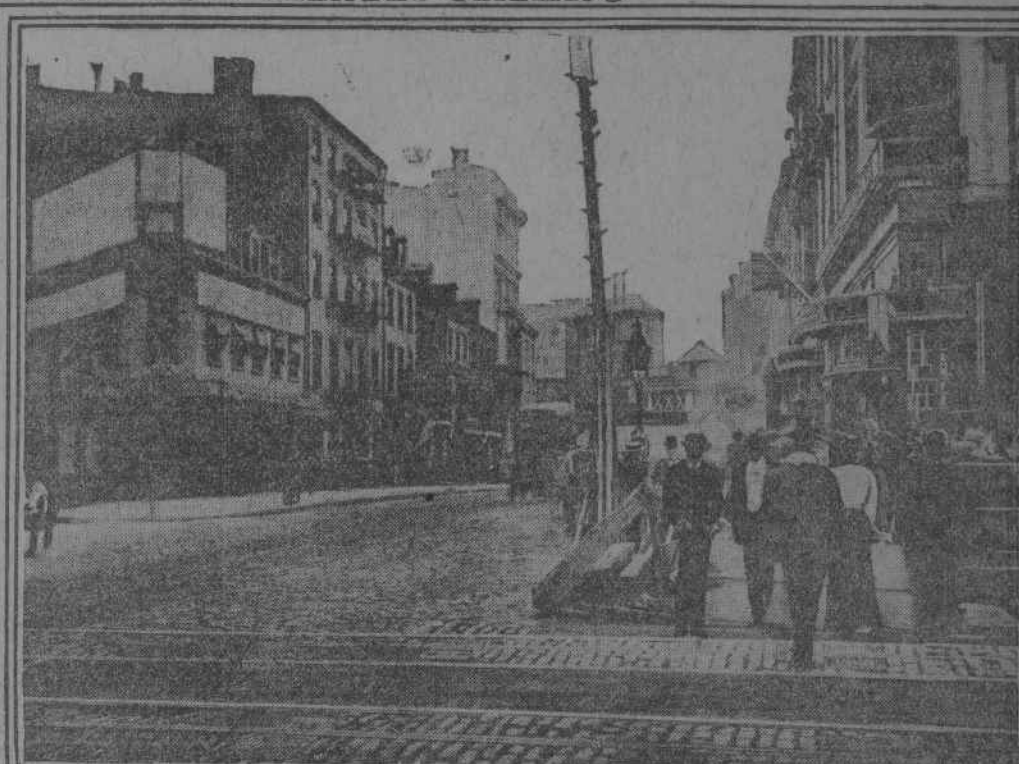
PARK ROW FROM ELEVATED TERMINUS.



LOOKING SOUTH FROM CHAMBERS ST ON CENTRE ST.



NORTH SIDE OF CHAMBERS ST. LOOKING EAST FROM BROADWAY.



LOOKING EAST ON CHAMBERS ST. FROM CENTRE ST.

Flat Dealing a Redeeming Feature in Realty Market

Five Story Apartment Structures in Fair Demand in a Week Marked by Pronounced General Dulness.

TRADING FREQUENT IN CURRENT BUSINESS

Operators Likely to Need Patience in Awaiting Opportunity to Unload Their Holdings—Recent Plans for Important Construction—Office Building Rentals.

Few indeed were the transactions in real estate last week that brought the market momentarily out of the summer dulness in which it has been reposing for a period uncomfortably long. The only features that could be called encouraging were a well sustained purchasing of five story flats and the selling of a number of occupants of a handful of dwellings on the upper west side. One cash deal involving nearly \$200,000 was closed. This was the sale of a private house in Seventy-eighth street, just off Fifth avenue, that had been hanging fire for weeks. Its principal significance was as an exception to the rule that transactions of this size and character are not being made.

So far as the five story flat dealing was concerned, it must be recollected that more of it involved trading than appeared on the surface as having that character. Furthermore, at best it is an old story. All through this peculiar summer the purchasing by operators and small investors of five story flats, very often in Harlem, has infused a saving grace into the market. It gave the speculators something to talk about and something to busy themselves about, and enabled brokers to turn over commissions of which they were decidedly in need. The Fifth avenue brokers, who maintain expensive offices, have virtually had no finger in this desirable pie. Had it not been for the good rental demand existing there would have found business scarce worth their remaining in the city. Some of them have done hardly anything since May, either in the way of selling, renting or appraising.

Flat properties of the medium grade have been in demand for the same reason that has made tenements popular with investors. These two classes of real estate are the most stable sort obtainable just now. Both are likely to retain their revenue producing capacity with the continuance of fairly good times, and are more likely to be helped than hurt by any diminution in prosperity and a consequent general disposition to economize.

A Market for Traders.

It is an axiom in all sorts of markets that when professional traders or "scalpers" are doing the business times are dull. No community can make money by the process of swapping property, though some individuals may thereby make money at the expense of others. It is rather unfortunate for real estate that at all times market reports are capable of misleading the unwary, no matter with what painstaking diligence newspaper writers attempt to sift the wheat from the chaff. At present, while little real business is

Speculators accordingly bought with fair confidence last winter and spring whatever was offered at attractive figures.

The question now agitating the professional mind is this: "Shall we be able to get rid of our holdings without a loss?" Many speculators shake their heads gloomily over the prospect. They wisely refrain from increasing their heavy loads. It is by no means to be admitted that they would show similar wisdom by sacrificing any of their holdings in anticipation of a general slump.

Roughly speaking, their lists comprise four classes of property—building plots, investment buildings, private dwellings and comparatively cheap vacant lots in districts like the Dryden tract and the more open portions of the Bronx. Building plots will undoubtedly be marketable this fall where their owners have sufficient cash on hand to sell them for improvement with loans. Demand for this class of property is insured by the present rental demand and by the shortage in houses, due to the building strike. Where these plots are held even by persons who have not the cash to make building loans to them, they may

turn realty over at a profit, not to keep it for an investment. This fall he will certainly find only a moderate number of opportunities to make the desired profit. Brokers must reconcile themselves in most cases to a period of dulness, for the operators will do little buying and can do little selling where investment structures are concerned. But there is no reason to believe that by keeping cool heads the operators cannot get rid of their investment holdings ultimately at moderate profits.

The absorption of these properties will necessarily be slow. It must wait upon the recuperation of certain interests from the effect of recent heavy losses and upon the gradual drifting into this city of persons from all parts of the country with means to invest, and, lastly, upon the slow upbuilding of modest fortunes in the various channels of trade. Still the absorption may be depended on. Meanwhile many operators will have to play the part of investors for a considerable time after they have grown weary of the rôle.

As for private dwellings in operators' hands, it is extremely doubtful if they can all be marketed without loss. This is the one class of speculatively held property that justifies apprehension in the mind of the holder. Cheap vacant lots, on the contrary, are likely to be in fair demand this year.

Important Construction Projects.

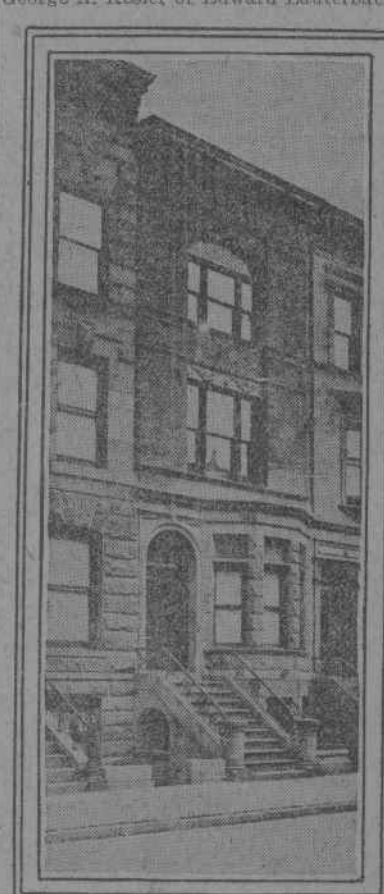
In the news of last week the filing of plans for new structures was a feature of some interest. On one day there were reported plans for three new buildings whose construction will involve an aggregate estimated expenditure of nearly two millions and a half. The fact of the projected improvement had been made public long before in all three cases. The Sturtevant Hotel, at Broadway and Twenty-ninth street, and the loft building to be erected at the southwest corner of Fourth avenue and Twenty-third street, are two of a group of projects announced some months ago by the United States Realty and Construction Company. Between them the spending of \$1,200,000 is to be necessitated. This means, among other things, the employment of a great many mechanics who badly need the work.

The filing of plans for the office building to be erected by the International Banking Corporation, running through from Nos. 60 and 62 Wall street to Nos. 65 to 67 Pine street, revealed the fact that it will be fourteen stories high on the Wall street side and will cost \$1,200,000. Undoubtedly the officers of this corporation have used good judgment in deciding to erect a tall structure with plenty of rentable space rather than a low building of a highly showy character. Their Wall street ground alone was too valuable to use for a low building, and with the Pine street plot they had too much space to devote to such a purpose.

Nevertheless, it is difficult for any thoughtful man to observe this large and highly important construction project without being forcibly reminded of the question so frequently asked, "Who is to rent all the offices in the modern office buildings that are being put up?" With the new Hanover Bank Building, at Pine and Nassau streets, one of the tallest structures in the world; the Kuhn-Loeb Building, at William and Pine streets, the new structure of the Bank of the State of New York, in Exchange place; the Forty-two Broadway Building and the Whitehall Building, in Battery place—all appealing to those whose business lies in the financial district—additional rental space to the amount of many hundreds of thousands of square feet is being thrown upon the market already.

Every one of the five buildings mentioned was conceived at a time when business prospects in this neighborhood were glowing and the feeling of optimism was pronounced. Now that tremendous losses have been sustained and the business of commission brokers and of all whose work is allied with or dependant upon theirs has become restricted, probably for a long time, a decrease in office space demand is unavoidable. The old structures will feel it most. Yet it is hard to see how the new ones can altogether escape the effect. Real estate agents do not have to look back many years to recall the time when they were struggling for tenants for these buildings and cutting rates after the fashion of railroad freight agents in a time of short crops. It is quite possible that such a real estate spectacle may recur in the not distant future.

On the upper west side last week the sales of No. 597 West End avenue, No. 104 West Seventy-sixth street, Nos. 115 and 205 West Seventy-eighth street and No. 11 West Ninetieth street were made public. On the other side of the Park the only feature of note was the purchase by George A. Kesler of Edward Lauterbach's



NO. 119 WEST 69TH ST.

A Four Story Dwelling Sold By James Butler to Thomas Healy.

still be worked off without loss, although they cannot, as a rule, be made to give much of a profit. The operator who takes hold of them with the knowledge that he can make the loan will be the man to get the profit.

The second class of property referred to—investment buildings—may be depended on to carry itself. These structures as a whole are well rented. Only a very small proportion of those in operators' hands are at all likely to suffer by reason of the losses wealthy men have sustained in the securities market. To believe that they mean a loss to the speculators who hold them is to discredit New York real estate, for these speculators are the shrewdest buyers in the city and have the best possible opportunities to pick up bargains.

On the other hand, it must be remembered that the speculator is usually not content to hold a piece of real estate that is paying him well. He is in business to

Boom in the City Hall District Has Now Thoroughly Subsided

Projected Municipal Improvements for Chambers and Centre Streets and Park Row Not Likely, Brokers Say, to Raise Neighborhood Values Much.

While there has been a cessation of active speculative interest in the City Hall section, where municipal improvements have been suggested on a very extensive scale, the attention of real estate operators has not been diverted from the district. The block front in the north side of Chambers street just east of Broadway and the block bounded by Tryon row, Park row, Chambers and Centre streets are the localities which are designed to be improved by the city for the purpose of bettering the facilities for the administration of its affairs. Views of these places and of the vicinities are presented herewith in the Herald.

To the lay mind it might appear to be a foregone conclusion that the erection of great buildings for the prosecution of city affairs would inevitably bring about more salutary conditions in the section adjoining the sites of such structures. This view is one which, however, appears to be at variance with that held by acute students of realty affairs. Representatives of important real estate brokerage firms who have transacted much of the business in the neighborhood say that little improvement, if any, would result to adjoining properties if the proposed municipal structures were to be built. These men hold that the history of this and other cities has shown their viewpoint to be the correct one.

The character of real estate in the City Hall section would seem to bear out the theory that little commercial other change may be looked for there. The north side of Chambers street between Broadway and Centre street, for instance, could be improved without any appreciable result to its environs. It would necessitate the removal of only three retail firms—an inconsequential matter. In the block bounded by Centre and Chambers streets, Park and Tryon rows the interests which would be driven out are not of sufficient size and number to effect a rehabilitation of the district or its environs. Between Centre street and Park row in Duane street there would probably be a betterment if the buildings proposed were to rise. Park row itself, in the opinion of brokers, could look for no enhancement of values in the same event.

Speculative interest arose in the City Hall section a few months ago when operators began to purchase property in the block which it is believed the city will eventually take. So far as brokerage firms in the section believe, there is scant reason to anticipate that any fortunes are to accrue from these speculative purchases. Probably the highest price paid for property in the district in question was that paid for the plot fronting 48.6 feet on Park row 347.6x irregular, and known as Nos. 80 to 84 Park row. The sum of \$100,000 is the price which this parcel is said to have brought. Brokers most familiar with the section do not regard it as cheap at that figure.

Few changes in the line of new buildings have taken place in recent years in this section. Northward from City Hall, toward Chatham square, the character of the buildings is decidedly poor. No new municipal buildings in the City Hall district could be reason for betterment of conditions in the Bowery section. Westward of City Hall place the character of the realty has been too long established for any decided change. All in all, it is generally believed that the municipal improvements, while they are generally to be approved by real estate owners, are not likely to do more than go to improve the beauty of City Hall Park and its vicinity.

E. P. Holdridge, of the firm of Holdridge, Dennis & Preston, said in discussing the situation: "I do not look for any advance in realty values on account of any plans now under consideration by the city authorities to build new structures in the City Hall Park section. There may be room for a very few new commercial enterprises in the section, but these could never, I think, be of sufficient moment to affect the real estate situation. There are few transfers in the section, and I do not see any reason to expect any more. Speculative activity was of short duration there, and has now entirely subsided, although there is, it is true, some interest exhibited by students of the market as to how the operators who are in 'will come out on their deals'."

A member of the firm of Roland & Whiting, considered that no change had come about in the City Hall section for a long time and that any speculative purchases made there last spring affected only the principals who were directly interested in the properties which changed hands. "There is nothing upon which we can base any statement of a change in the character of the section," he continued. "Patriotic citizens desire suitable and timely improvements in the line of municipal offices, but we do not believe that those now spoken of for the City Hall section will affect realty there."

The most active purchasers in the recent boom in the section considered was a syndicate represented by Dr. S. V. Abel, and comprising Albert L. Sire and others. This syndicate did not content itself with buying parcels across the way from the site of the large municipal building now contemplated by the city authorities. It bought parcels on the site itself; in other words, in the block bounded by Park and Tryon rows, Centre and Chambers streets. This action aroused considerable comment among real estate men. It remains to be seen whether or not it will result in forcing the city to pay the syndicate a profit.

The syndicate now has two lawsuits on hand, the result of an effort to obtain two parcels in Chambers street for which contracts were signed, but the deeds for which were not turned over. One of these is the northwest corner of Chambers street and Park row, owned by the Henry Bluchor, Sr., estate, of which Judge Henry Bluchor, Dr. Abel for \$50,000, and got \$15,000 of the syndicate's money as a deposit. Then the Judge's brother, Franklin, notified the title company that he would contest his father's will. The title company refused to insure the title. The syndicate then refused to take the deed and sued Judge Bluchor. Its action is to get an adjudication of the question of the title's validity, to get the property if the title is proven good, and to get back the \$15,000 if it is proven bad.

Mr. Louise Walters Recently Purchased This Dwelling.

house, No. 2 East Seventy-eighth street, for about \$155,000.

There were a few other transactions of interest. Klein & Jackson bought back at an advance the forty foot plot which they recently sold at Nos. 27 and 29 West Thirty-third street. The sale was a genuine one, despite some published intimations to the contrary. The First United Presbyterian Church purchased three lots in the south side of 18th street, 200 feet west of Central Park West, as the site for a new church edifice. A lot building at No. 2 Jones street changed hands.

It was a meagre record, even for an August week. The market is making an uphill fight.